



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: \_\_\_\_\_

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Coordinator: \_\_\_\_\_

Case No.: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Project Name: \_\_\_\_\_

**Project Location:** Horseman's Park Office Complex

## Property Details:

☐ Single-Family Residential    ☐ Multi-Family Residential    ☒ Commercial    ☐ Industrial

Current Zoning: SR PCD ESL

Proposed Zoning: \_\_\_\_\_

Number of Buildings: 2

Parcel Size: 4.28 AC

Gross Floor Area/Total Units: 29,844 sf

Floor Area Ratio/Density: 23.78%

Parking Required: 100

Parking Provided: 110

Setbacks:    N - 15'    S - 10'    E - 15'    W - 35'

## Description of Request:

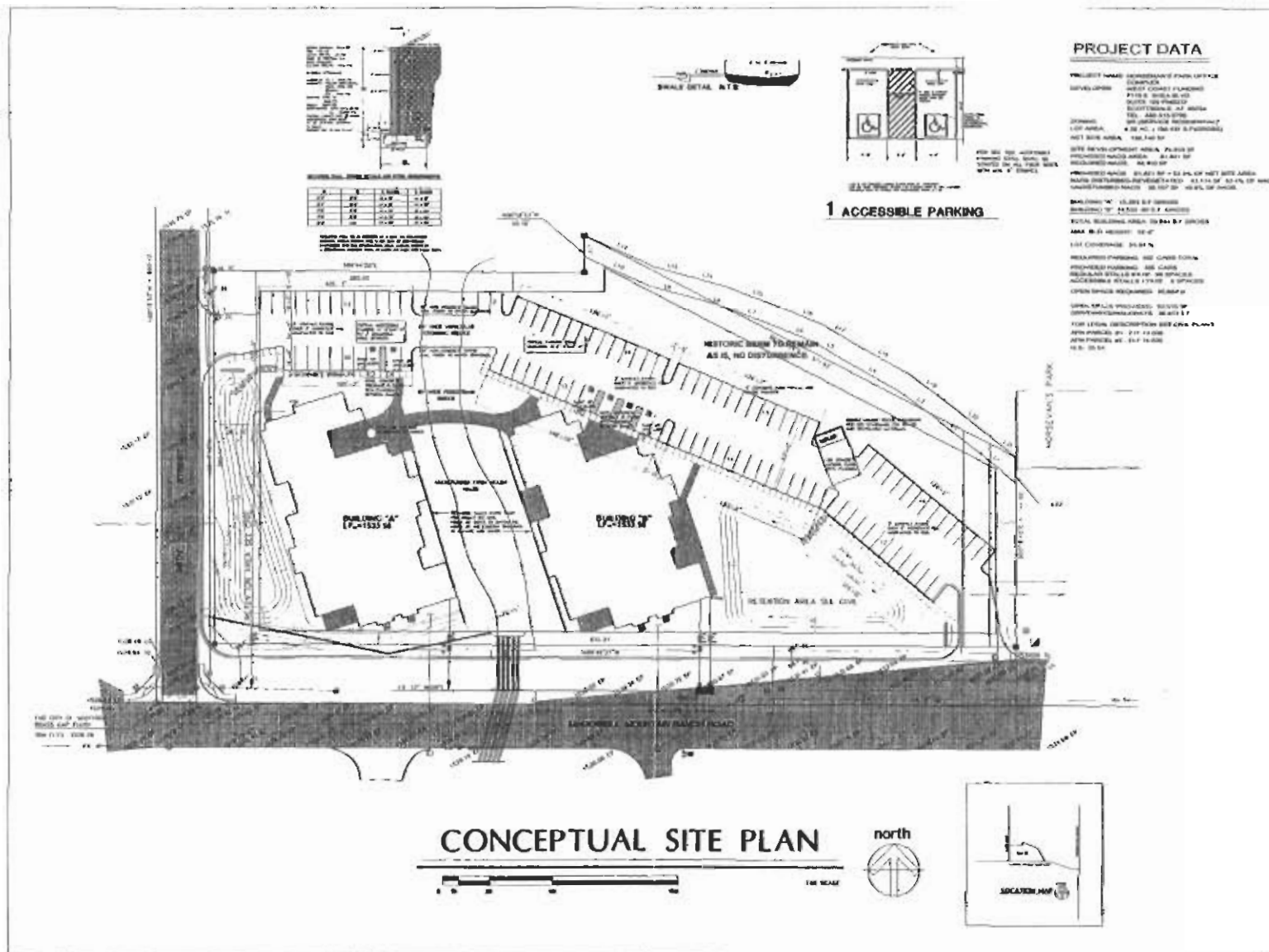
This plan provides for two single story Italian Villa style office buildings of residential character with a maximum height of 18 feet. Each building is approximately 15,000 square feet, constructed of frame and stucco. The color pallet will be rich coppery browns with coordinating stone accents and Mission tile roofs. These colors will be complemented by the rich greens of the landscape and the natural vegetation of the undisturbed wash running through the property. There will be open courtyards constructed facing the wash so it becomes a focal point for office complex personnel to sit, relax and enjoy.

This project is an ideal transitional buffer between the active Westworld Equestrian and Special Events Center and the residential areas to the north and east of the complex. With driveways at both 98th street and McDowell Mountain Ranch Road there will be very little traffic impact on the area.

Building "A" will be the corporate office of a local homebuilder; Building "B" will be a shell building for lease to provide administrative, clerical and professional offices to serve nearby residential and commercial areas and the community as a whole.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



THE ARCHITECT'S OFFICE  
 1111 S. 10TH AVE.  
 SUITE 100  
 SCOTTSDALE, AZ 85257  
 TEL: 480-350-0700  
 FAX: 480-350-0701

**TAMAS  
TOROK  
ARCHITECT**  
 480-350-9517

NE CORNER OF MADISON AVE. AND 98TH STREET  
 SCOTTSDALE, ARIZONA

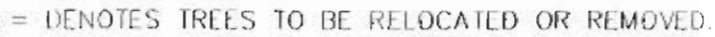
**HORSEMAN'S PARK  
OFFICE COMPLEX**  
 NE CORNER OF MADISON AVE. AND 98TH STREET  
 SCOTTSDALE, ARIZONA



CONCEPTUAL  
SITE PLAN

DATE: 01-20-06  
 SCALE: 1/8" = 1'-0"

S



**HORSEMAN'S PARK OFFICE BUILDING**  
WEST COAST FUNDING, L.L.C.  
7110 E. SHAW BLVD. SUITE 109 PMB 237  
SCOTTSDALE, AZ 85254  
Phone: 480.354.7940 EXT. 100



CONCEPTUAL  
LANDSCAPE PLAN



north



60-DR-2006  
6/23/2006



FRONT SIDE ELEVATION - BUILDING 'B'  
SCALE: 1/8" = 1'-0"



BACK SIDE ELEVATION - BUILDING 'B'  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION - BUILDING 'B'  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION - BUILDING 'B'  
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND	
	BRICK - COMMON BRICK - 8" X 2 1/2" X 4"
	BRICK - DARK RED BRICK - 8" X 2 1/2" X 4"
	STONE - FIELD STONE - 12" X 12" X 8"
	BRICK - PATTERNS - 8" X 2 1/2" X 4"

PRELIMINARY

RJ Springer  
Development  
7127 East San Juan Blvd Suite 102  
Scottsdale, Arizona 85254

EXTERIOR ELEVATIONS  
- BUILDING 'B'

A06-121

PROJECT NAME  
PROJECT NUMBER

**SONORAN  
DESIGN**  
ARCHITECTS  
P.C.  
480-480-8888  
480-480-8888

DESIGNER  
CHECKED  
APPROVED  
DATE

AR2



FRONT SIDE ELEVATION - BUILDING 'A'  
SCALE 1/8" = 1'-0"



BACK SIDE ELEVATION - BUILDING 'A'  
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION - BUILDING 'A'  
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION - BUILDING 'A'  
SCALE 1/8" = 1'-0"

MATERIALS LEGEND	
	BRICKWORK (CLAY BRICK OR CONCRETE BRICK) - TYPICAL
	BRICKWORK (CLAY BRICK OR CONCRETE BRICK) - DARK RED
	CONCRETE BLOCK (CMU) - STONE FINISH - TYPICAL
	CLAY BRICK - (CLAY BRICK OR CONCRETE BRICK) - TYPICAL

PRELIMINARY

RJ Springer  
Development  
7127 East Galtway Blvd. Suite 102  
Scottsdale, Arizona 85254

EXTERIOR ELEVATIONS  
- BUILDING 'A'

A06-121

**SONORAN  
DESIGN**  
ARCHITECTS  
1450 EAST GALTWAY BLVD. SUITE 102  
SCOTTSDALE, ARIZONA 85254  
TEL: 480-344-1211 FAX: 480-344-1212

DATE: 10/1/06  
DRAWN BY: SONORAN  
CHECKED BY: SONORAN  
PROJECT NO.: AR1